

Contents | Information | Departments | Search Entire Website:

## Grand County Colorado



### Grand County Department of Planning and Zoning

308 Byers Ave. • PO Box 239 • Hot Sulphur Springs, Colorado 80451 • Phone: 970-725-3062  
Fax: 970-725-3303 • Office Hours: 8:30 am - 5:00 pm - Monday-Friday - **Except Holidays**

Airports

Budget &  
Demographic

Building &  
Developing

County  
Commissioners

Courts & Legal  
Services

Departments ▶

Elections

Employment

GIS / Maps

Housing Authority

Health & Human  
Services

Motor Vehicle -  
Drivers License

Property & Taxes

Public Safety

Schools &  
Libraries

State of Colorado

Veterans Services

Vital Records

#### FUNCTION OF DEPARTMENT OF PLANNING AND ZONING

Functions of this Department include the review of subdivisions, condominiums, subdivision exemptions, zoning change request, planned unit developments, variances, vacations, 1041 permits, 911 addressing, junk violations, subdivision violations, zoning violations, building permit review, etc.

#### GRAND COUNTY PLANNING COMMISSION

The Grand County Planning Commission consists of nine members and meets on the second Wednesday of each month at 6:30 p.m. The meetings are held in the Commissioners meeting room, Courthouse, Hot Sulphur Springs, Colorado. At these meetings, the Commission reviews all new applications for subdivisions, condominiums, subdivision exemptions, outright exemptions, planned unit developments, special use permits, zoning changes, vacations, 1041 permits. They then make a recommendation of approval or denial of each item to the Grand County Board of County Commissioners, who make the final decision.

#### GRAND COUNTY BOARD OF ADJUSTMENT

The Grand County Board of Adjustment consist of three members and meets on an "on call" basis. This Board is the body of which considers variances. If there are any items to be heard, the Board will hold meeting on the 3rd Wednesday of the month. This board makes the final yes or no decision to any request.

#### 911 ADDRESSING

This Department is in charge of assigning and updating addresses for the 911 system, excluding those addresses within the incorporated towns. Each town is responsible for the addresses within the town boundaries. each year, usually in December, this Department updates the 911 addresses. The cost for the 911 updates as well as complete 911 books is listed in the fees section.

#### REGULATION BOOKS

Regulation books are available at this office. Books offered include Subdivision Regulations, Zoning Regulations, Planned Unit Development Regulations, Subdivision Exemption Regulations, Master Plan, etc. The cost of the books is listed in the fee schedule.

#### Staff Members:

**Kristen Manguso** - Planning Director  
**Colleen Reynolds** - Deputy Planning Director  
**Lori Clement** - Planner II  
**Jason Verity** - Mapper  
**Kim Adams** - GIS Coordinator

[GIS Home Page](#)

[County Home Page](#)

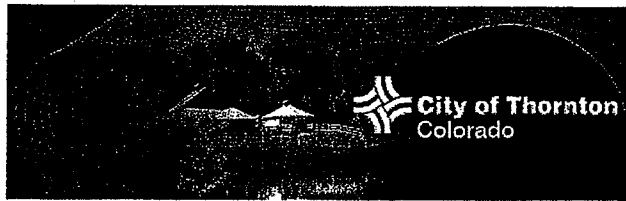
#### Planning & Zoning Links

- ▶ Board of Adjustments
- ▶ Current BOA Agenda
- ▶ BOCC Staff Certificates
- ▶ FAQ's
- ▶ Fee Schedule
- ▶ Planning Commission
- ▶ Current PC Agenda
- ▶ Public Notice

#### Regulations, Standards & Permit Information

- ▶ 1041 Regulations
- ▶ Drainage & Design Control Manual
- ▶ Erosion & Sediment Control Manual
- ▶ General Provisions for a Planned-Unit Development
- ▶ Master Plan
- ▶ Master Plan Maps
- ▶ Outright Exemption Regulations
- ▶ Road & Bridge Standards
- ▶ Rural Land Use Process
- ▶ Sign Permit Application
- ▶ Subdivision Regulations
- ▶ Subdivision Exemption Regulations
- ▶ Three Lakes Design Review Area Map
- ▶ Zoning Maps
- ▶ Zoning Regulations

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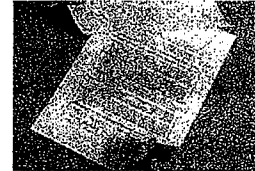
Search

[Home](#)[Public Safety](#)[Government](#)[City Services](#)[Jobs](#)[Transportation](#)[Online Services](#)[Departments](#)[City Development](#)[Building & Permits](#)  
[BCA Board](#)[Residents](#) [Visitors](#) [Business](#) [Leisure](#) [I Want To...](#)  
[City of Thornton](#) > [Departments](#) > [City Development](#) > [Building & Permits](#) > [Building Code Advisory Board](#)

## Building Code Advisory Board (BCAB)

### About the Board

The Building Code Advisory Board handles appeals of written rulings or administrative decisions of the Building and Code Director or Fire Chief. The Board may also determine suitable alternate methods and materials, and may be asked to provide reasonable interpretations of the provisions of the adopted building and fire codes. However, the Board does not have the authority to grant deviations or exceptions to the City's Building or Fire Codes, or to recommend a decrease in public safety or fire-resistive standards as set forth in the Code.



Membership consists of five individuals. Members must be qualified by experience and training pertaining to building construction and represent the following trades: engineering, architecture, building construction and design.

### Board Meetings

Meetings are generally held under the following guidelines...

- On the 2nd Wednesday of each month;
- On Wednesdays from 10 to 15 days after an appeal is filed;
- Or when there is other business to discuss.

All meetings begin at 6 p.m. and are held at the Thornton City Hall, 9500 Civic Center Drive.

To see the current agenda follow this link...

[January 13, 2010 Agenda](#)

### Upcoming Meetings

February 10, 2010

November

October

September

August

July

June

May

April

March

February

January

January 13, 2010

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City of Thornton  
9500 Civic Center Drive, Thornton, CO 80229

Home | Get Involved | Board of Building Code Appeals

## Board of Building Code Appeals

The Board of Building Code Appeals hears appeals of building and/or fire code interpretations by the chief building official or fire marshal. This board provides a process for building industry participants to appeal decisions dictated by local statute. Qualifications require four members to be a licensed architect, registered engineer with building related experience or a construction company executive or superintendent with at least 10 years of construction experience. The Board of Building Code Appeals meets on the third Wednesday of the month on an as-needed basis. This board averages one to three meetings each year. Each meeting lasts about three hours.

### Board members:

James C. Black  
Stephen Fenimore  
Delbert Ragland (Vice Chair)  
Jonathan Talbott (Chair)  
Emma Printer  
Jacob Starkovich

Council Liaison: Mark Kaiser

Staff Liaison: Dave Horras  
303-658-2077  
dhorras@cityofwestminster.us